

Alternative	What do you LIKE about this alternative?	What do you DISLIKE about this alternative?
Infill	Seems to avoid sprawl.	May result in high costs and high traffic congestion areas. Also it does not reflect existing developments which are rural residential in nature and are classified rural in the Maui Island plan like Plantation Estates in Kapalua. I strongly support designating Plantation Estates as Rural Residential.
Infill	Nothing	Everything
Infill	I like this alternative the most. With homes, business, and schools all close together, people can walk or bike to where they need to go. It preserves our open space and beauty of Maui. This alternative should help to alleviate traffic. I firmly believe we are near a tipping point on West Maui. We need to preserve our ag land and open space. With tourism our number one industry, we must maintain the beauty of the land so people will still want to visit. The traffic is already so bad, it is affecting our quality of life.	Only that there will be more development on West Maui. But if it has to be, I prefer it to stay in the areas that are already developed.
Infill	Nothing. It is simply not consistent with the vision with contemplates welcoming visitors and economically appropriate growth.	This plan does not provide sufficient growth in housing options. We need more affordable housing options on the West Side in order to enable working families to live closer to where they work. We will otherwise exacerbate one of the biggest problems already existing on Maui - namely the horrible traffic conditions on the only one road to the other side. Additionally, this plan keeps too much area designated as Agriculture. The economic reality is that much of these areas will never be truly farmed and there is insufficient water to support that. Areas including Plantation Estates should be designated as Rural Residential to be consistent with actual use, and at any rate agriculture can be pursued in Rural Residential areas.
Infill	Keeping a compact urban footprint and preserving open space and ag land.	With increased urban density, will the infrastructure (roads, etc.) be able to support it is an open question.
Infill	This is the only vaguely acceptable plan of the 4. It keeps development away from our ag land for the most part and encourages the reuse of land. Some development around Kahana is sensible but needs to be affordable rentals \ homes in perpetuity not market rate or short term affordable.	The ku'ia to olowalu stretch still allows to much use of ag land for mansions. The rural growth needs to be restricted to no more than what is there. Kaanapali is big enough already, no more expansion there.
Infill	Lesser of all the evils that are being considered. Least amount of growth impact on a town that is forced to funnel traffic, and house extra bodies.	At the "open house", it was apparent that there are no plans or concessions in the works regarding West Maui's lack of infrastructure, including lack of emergency services and a non existent trauma center. Traffic impact due to incomplection of the West Maui bypass (which there are no plans of finishing), and lack of utilities. There has also never been any plan of widening the "pali" area that could easily shut us off from the rest of the island. Simply put, you can not add more bodies to this west side. Health and safety of the current West Maui residents should come before ANY building is even considered.
Infill	It has the least expansion of the plans so seems to reflect our views the most.	I recommend we rezone the rural residential above Kapalua to Agricultural. I recommend we keep all Ag land in west Maui as Ag land and shrink the current rural growth boundsries. The urban growth in Olowalu should be changes to rural growth. The urband growth boundary around Kaanapali needs to be converted to rural and reduced.
Infill	This one is the least worst.	Still too much rezoning in Kapalua, no more rural residential. Reduce and rezone around kapalua to rural and shrink boundaries to current build out.
Infill	Efficient land use Supports walkability, shared resources Preserves existing open land	Requires increased investment in transportation that may not be available
Infill	the emphasis on open space space and ag preservation. In-fill development rather than sprawl. Enabling better public transit, walking and biking routes.	
Infill	Agricultural sounds good but the reality is that >90% or the areas in green will never but in productive agriculture do to water shortages. Areas such as Plantation Estates and Launiupoko should be designated Rural Residential to be consistent with actual use. Agriculture can be pursued in Rural Residential areas. It makes no sense to force anyone to attempt farming when the local conditions make that impossible.	There is insufficient growth to provide affordable housing for workers needed for the West Side. This alternative will condemn workers to long commutes in order to work in West Maui and will condemn everyone to traffic congestion on the Honoapiilani Highway from Olowalu to Maalaea. As I said above it makes no sense to force agriculture where it is not feasible. Residential Rural should be used for areas that are developed and cannot support real agriculture for many reasons but mostly economic reality.
Infill		Way to much residential development
Infill	I think this is the best alternative of those offered. Please chose this one, it makes the most logical sense. The beauty of west Maui is in it's open space and mountain views. We need to expand our diversified agricultural operations (not "gentleman's farms") and increase food security for west Maui. Compacting the growth to already densely populated areas in intelligent and logical.	

Alternative	What do you LIKE about this alternative?	What do you DISLIKE about this alternative?
Infill	This alternative appears to provide the least amount of broad development on West Maui. It is important to keep many areas undeveloped and to continue to present the "island feel" of the surrounding countryside.	This will add to congestion and parking problems in the current community center areas. Adequate traffic systems and parking availability are essential.
Infill	That it preserves open space and agricultural lands and uses existing infrastructure to support more affordable housing options	Our current roads do not support large volume increases in population on the West Side. The Bypass added minor relief to and from the rest of the Island but isn't a good long term solution for an increase in population. Downtown Lahaina is one big bandaid with regards to the roads and the more people added will cause more traffic issues making it less desirable for tourists.
Infill	Builds more housing that is supported by current infrastructure.	Not sure what volume of people can be supported with current infrastructure and resources are already strained. Can't keep developing without putting money into our old water systems and improving roads for expansion
Infill	Sensible use of existing infrastructure	nothing but need a good hospital
Infill		All of the Launiupoko are needs to remain agricultural land. That was the reason many of us moved here for low density.
Infill	Follows Key Land Use Planning Principle - A key principle of good land use planning is to continue developing areas where existing development is already located; where infrastructure already exists or is available nearby. This plan follows that principle by placing new development within existing similar land use areas.	May not provide enough housing for growing West Maui.
Infill	Least disruptive to the local environment. Minimizes sprawl. Preserves existing feel of the community.	May not provided enough growth opportunities, especially for workforce and lower income housing. The status quo, though comfortable for some, may not adequately address the very high need for more housing options.
Infill	Extensive agricultural uses if this is correct. Based on your colors all of three Kaanapali Towns would be in agriculture perhaps a continuation of Kaanapali Coffee Farms? If this is not correctly colored it is misleading. Designation of state conservation for all beachfront at Olowalu is good. There is currently a government beach reserve which is being marketed as oceanfront beach lots which is a misrepresentation.	You are displaying the Kaanapali Royal Condominium site as urban corridor/shopping. Should be same as Maui Eldorado. (Resort condominium not commercial). You are displaying current clubhouse and driving range as Urban corridor/shopping which would not be allowed. Current designation is HM 2 story hotel by zoning. We would be OK with Clubhouse with attached 100 unit max condominium or 2 story hotel as per zoning. North Beach includes two parks and a setback for public use connecting the two parks along the entire beachfront amounting to about 10 acres of the 90 acres at north beach, not shown.
Infill	I appreciate keeping new development near already existing infrastructure.	I would like this plan to more accurately reflect the ceded lands in West Maui. For example, near the bypass you have Leialii ceded lands. Although there are rumors of a development proposed for that area, we must respect ceded lands and the host culture in general. These physical and cultural assets, including ceded lands, should be protected through our community plans and zoning code. Although this map has some of the least developed land proposed, I do not believe that this plan sufficiently protects ceded lands.
Infill		No use of small town or rural areas. Way to limited for 30 years of growth. very short sighted.
Infill	Keep Launiupoko zoned for agriculture	Keep Launiupoko zoned for agriculture
Infill	Hard to clearly see specifics. An over lay sheet on top of what is and what is proposed would be much better!	Proposed changes not easily recognizable.
Infill	Infill is a preferable alternative if the existing infrastructure is operating under capacity. However, I do not believe that our major connecting street, Honoapiilani, could be classified as operating under capacity in all areas. The stretch between Lahaina and Kaanapali is an example. I generally like that the Kaanapali area is essentially surrounded by open space/agriculture. (thought is continued below)	But the urban growth boundary designated on the mauka side accommodates the Kaanapali 2020 growth vision of multiple land uses. This vision does not fit the definition of an Infill Alternative.
Infill	I like the pedestrian mobility	
Infill	Compact focused on existing centers and conservation of open space; limited growth as west side lacks regional accessibility and facilities. Maximize efficient use of infrastructure. Walkable towns and neighborhoods that conserve small town character. Reduce costly sprawl.	Effects on Lahaina town character due to increased density; need to focus on reducing effects of climate change and sea level rise.
Infill	Housing is near where the jobs are. Does not add new unwanted urban centers. As stated, preserves the most open space and ag.	
Infill	I like utilizing the available spaces. Please make sure that they are not zoned for short-term rentals. If you are going to increase high-density housing, then make it accessible to the people who live and work here.	I think that there is a lot of available land in West Maui on the hill. We could use another neighborhood like Lahaina Luna with no short-term rentals. It is not pristine, untouched land as they used to be pineapple fields already so it should not be disturbing any native species.

Alternative	What do you LIKE about this alternative?	What do you DISLIKE about this alternative?
Infill	This makes the most sense in terms of extending and supporting existing communities. Development needs supporting infrastructure. Our existing infrastructure is stretched to the breaking point already. Infill development can take advantage of existing infrastructure, and support already existing community services.	What I'm not seeing in any of these plans is provision for open space and public parks. These are sadly lacking throughout our island, and those few that exist are shamefully under maintained.
Infill	Concentration of hotels in Ka'anapali. Lots of open space. Honokawai being residential.	Why aren't they beaches along Front Street and Ka'anapali shown as park/open space? Larger public open space/parks on Lahaina Luna and Waihikuli.
Infill	Some of the alternatives are actually already in place so they are "done deals": the infill areas along front street and Kahoma stream, for instance. If the agriculture is meant to truly be for local farmers and not "gentleman farms" or large, industrial farming units, that would be good as well, as we have so many local farmers working on sustainable and diverse farming practices for the future. I have not looked at all alternatives yet, but I assume this plan puts the least amount of land into development and thus helps preserve our very tenuous ecological balance.	Where is the public and park space? Playgrounds and postage stamp parks are not really natural open spaces. They are developed spaces. Of the light green spaces to depict open land - where's the access? Some of that open land is now difficult to get to, as developers have already fenced the areas off. What was once accessible is no longer. Access to natural areas for the purpose of hiking, hunting, fishing, biking - all local pastimes - how can we keep that? The shoreline shows no blue or green to account for public access to the water and the beaches. That is critical, as it is not just for the resorts. The urban and rural growth boundaries are quite large and it looks to me as if they are going to encroach far too much on our open spaces and will put far too much pressure on our ecosystem. That's a lot of growth - water use, land use, impermeable barriers, pollution...there comes a time when the balance is so threatened we have to say "enough." Others areas could be negotiated to accommodate affordable housing. Cannery Mall, Gateway Plaza, the Outlets, the vacant buildings on the corner of Papalaua and Wainee - these have space and parking and could be better utilized to house our workers rather than lay vacant. In fact, creating mixed use neighborhoods in these areas would help create a more vibrant community, I would think.
Infill	This follows the Maui Island Plan Land Use Planning Principle of keeping "urban-urban" and "country-country". It allows continued development close to areas already developed where infrastructure already exists or can be easily accessible.	I have no dislike to this alternative
Infill	We need beach access and beach parking. All over Lahaina. At risk now are Olowalu surf spot, and Launiupoko. Open space is no good if there is not adequate parking. We need a parking lot at Honolua Bay. What good is a \$20 mil land sale and open space if you cannot get to it.	
Infill	Preservation of agricultural land and existing open space	Increased traffic/population density in Lahaina
Infill	I like that Kā'anapali North and South remain in Agriculture. I like that Lahaina Town remains in Agriculture. I like that development is within existing foot prints and that there is no urban sprawl. I like that the old Pioneer Mill area will be used as an urban center and corridor.	I dislike the industrial area across from the mill in Lahaina Town - this should be either agriculture or part of the urban center.
Infill		unrealistic Where is the housing for our people???? takes away small town feel of Maui
Infill		No plan is not a plan. We need housing!
Infill	The recognition of Mahana Estates as Rural Residential vs Ag as well as the residential areas above Napili. Growth centered around existing developed areas.	Plantation Estates and Honolua Ridge are not identified as Rural Residential. These are completed developments and no further subdivision is permitted. Covenants and restrictions need to be enforceable to preserve the Rural Residential nature of these developments. The Kapalua Mauka development is not shown as planned growth. Over the next 20 years Kapalua is going to need to grow and this project has already received County approval. There seems to be too much Ag and not enough workforce housing. More affordable housing would relieve the pressure on Honoapiilani highway and the Pali. The vast majority of the Ag zoned lands will never be farmed because there's not enough water, not enough affordable workers and the land is too expensive to be economically feasible.
Infill	i like the idea of improved public transit and pedestrian mobility! more housing for working class maui residents would be great	i would not like more development in kaanapali.

Alternative	What do you LIKE about this alternative?	What do you DISLIKE about this alternative?
Infill	Preserving green space. Expanding housing in areas near public transportation.	It does not state what type of residential building will take place or type of agricultural. We do not need any more housing for visitors, or second homes. We do not need any more oversized homes zoned agricultural and rented as vacation homes or for events. What infrastructure improvements will happen to allow for further expansion?
Infill		Infrastructure does not support additional population. Need more and better infrastructure before any development can begin. For example, driving to the other side is already a nightmare. We will need a two lane highway for the entire distance.
Infill	I like that this creates a possibility of allowing multifamily building in Lahaina town. There is a crisis in the lack of small cheap rentals. The County needs to modify their zoning to allow micro apartments in Lahaina town center and eliminate the parking requirements. There are 100's of people who work in town that don't own cars are commute by bike.	<p>We absolutely do not need any expansion of Kaanapali. The Kaanapali North expansion area should be eliminated and no additional development area should be created. The existing approved Puukolii projects and Kaanapali 2020 should be given 5 years to build out or lose their entitlements. I have never heard of a County that allowed development approvals to last forever. The expansion areas mauka of Wahikuli and south of the mill site should be zoned for HUD rate affordable housing only to Hawaii residents that have lived in Hawaii for a minimum of 5 years.</p> <p>I also don't understand why you show much of the areas of Honokowai and Kahana along the lower road as residential when there are apartment buildings and condos all along there. Are you saying any remaining land should be residential? That makes no sense. You would want to zone these areas multifamily and again, put a restriction that they be long term rentals or workforce housing. We do not need any more vacation homes or time share projects. It is frustrating that the only plan options you offer show huge areas of additional housing that will be vacation homes. Why is there not a plan option that reduces the growth boundaries to the existing urban areas and only allows infill development of affordable housing.</p> <p>Lastly, the workforce community of Pulelehua should not be shown as anything but Agriculture Zoned land. I believe Pulelehua was approved as a 201H project. The new owner scrapped that entire layout and is attempting to put all 800 units in above Mahinahina with no commercial areas. Zoning the rest of this land as residential and commercial will allow this developer to quadruple the amount of development on this property. This is just a horrible location for high density development right below and airport and will create traffic jams in an area that currently has none. If you are going to zone this area for residential development, then you should make it all residential with no commercial and also include the area to the north of it on Ala Hoku Place that is a subdivision of 2 acres parcels zoned Ag. It makes no sense to leave this subdivision as Ag if your going to rezone Pulelehua. The best plan is to leave it all zoned Ag. If Pulelehua is built out under its existing entitlements, then they would be capped at the 800 units and would not be able to come back and develop the rest of the land.</p>
Infill	It probably didn't take too much time to make the map changes.	<p>Certain neighborhoods continue to be agriculture with its nobody wins, conscriptive regulatory structure. Those should be changed to rural, which continues to allow farming but not mandate it. For example, for people getting older.. There is so much unused Ag land now that the justification that once might have existed for residential agriculture areas is now entirely gone, and continuation of that is a lose/lose proposition.</p> <p>In fact, there is so much Ag land now and in this proposed map that, when considered with its current regulatory regime, it is now clearly one of the causes of what has become a truly dangerous annual fire season. .</p> <p>I say this actually wanting reasonably restrained, well managed growth that diversifies our economy for our kids while preserving our environment, community spaces, a country feeling, and a sense of place and culture. But there has to be a better way of dealing with all this Ag land than merely perpetuating old outdated concepts and ideas. That thinking only creates conflict in residential areas and now fire hazards in others. If the government doesn't actually start heavily subsidizing agriculture on a sustained basis so that agriculture becomes profitable in the sense that it's something we want our kids to pursue as a career, there seems no way this thinking in this map makes sense.</p>

Alternative	What do you LIKE about this alternative?	What do you DISLIKE about this alternative?
Infill	I like that Ka'anapali South and North are left as agriculture land (South Ka'anapali would be even better if it were designated parks/open space. The small footprint in Oluwalu Leaving Launiupoko as Agriculture land.	Do not like changing the "Agriculture developement" in Kapalua to rural residential. This area receives enough rain regularly to farm. It needs to stay farm land. Would like a larger public park/open space up Lahainaluna, between the bypass and the farms.
Infill	Preserve open space and agricultural lands.	Absolutely no more hotels, resorts, condos and market price housing. In addition no new construction dedicated to our visitors including retail, commercial and million dollar homes. The only construction and development that should be allowed is those that will benefit the residents. We have always catered to our visitors and it is time we put our residents first. It's about time that we put OUR people first. We should be spending our money and resources on our infrastructure. We need affordable homes, we need better roads and highways, we need our hospital. We are far beyond our carrying capacity and we should not be trying to attract more visitors when we cannot accommodate the numbers we currently are serving.
Infill	Maintains the basic character of the west side as it exists today. let's clean up what we have today, and add the infrastructure to support the areas where the most folks live today.	
Infill	I like this if it keeps Launiupoko agricultural.	I dislike it if it Launiupoko out of the agriculture designation.
Infill	This looks similar to how it is now which is good. I like more access to public transit and bike/walking paths.	

Expansion	This looks good in many ways - preserving as much as practical open spaces, parks and agricultural land.	
Expansion	Nothing.	Urban sprawl. Too much development for West Maui. Keep big development in central Maui. This will destroy what makes West Maui special. We need to plan for the future and keep ag land ag land.
Expansion	Absolutely nothing	The exact opposite of what we asked for. No rezoning and development of Launiupoko! Leave Olowalu alone, should be ag / rural. Kaanapali is out of control, we cannot support this amount of growth on the west side. Leave our Ag land as Ag zoned.
Expansion	Absolutely NOTHING!	The entire area designated as Makila needs to remain either undeveloped or developed in accordance with Maui Title 19 Agricultural District designations. There are SEVERE water shortages in this area that impact all of the existing residential properties above the by-pass. Noise levels have already increased dramatically as result of the by-pass and additional high density development would make matters worse.
Expansion	Absolutely nothing! West Maui can not support this level of growth.	All lands that are currently zoned agricultural / residential need to remain that way. We do not support any future development of the area from Olowalu all the way to Hokiokio place that is not in accordance with EXISTING ZONING and lot size, density and land use designations. The area from Hainu Street on the makai side down to the ocean should only be developed in a low density large lot agricultural district. The development to the North of Punakea Loop and above the Lahaina Bypass needs to remain under the current land use designation!
Expansion	Absolutely nothing, exactly the opposite of what we asked for.	The conversion to Rural Residential in Launiopoko is unacceptable and not what we asked for in the meetings. The expansion of Kaanapali and rezoning is unacceptable, we need less of this not more. The rezoning above Kapalua\Napili is not what the community wants.
Expansion	Absolutely nothing. Growth this large would be highly detrimental to this island, especially for Kaanapali. There would never be enough infrastructure to handle the amount of people this plan would bring. There would be increased crime. Say goodbye to beaches with clear water, reef, and marine life. Tourists do not come to Maui for this.	Far too much unnecessary development.
Expansion	Addressing those that will be displaced by rising sea levels.	Full build out of planned growth areas including Makila being changed from ag land to rural residential.
Expansion	Allows for development for homes for residents	

Alternative	What do you LIKE about this alternative?	What do you DISLIKE about this alternative?
Expansion	Almost everything. This alternative is most consistent with the vision. It enables sufficient growth to ensure our community offers a range of housing options and encourages more visitors which are essential for our economic vitality. Most importantly it also applies the Rural Residential designation to areas that are currently designated as Agricultural but should not be based upon current usage and basic economic factors (for instance, Plantation Estates and Launiupoko). It is simply not practical to force property owners to farm if it is not economically viable (further it is an undue burden on our County resources to monitor and enforce farming requirements in such areas). Rural Residential was adopted in the Maui Island Plan for very good reasons in these areas and the Community Plan should likewise implement Rural Residential as indicated in this alternative.	A portion of Plantation Estates Phase II (808 Oneloa) is designated differently from the remainder of Plantation Estates and this should be rectified. All of Plantation Estates is one association and should all be designated the same.
Expansion	Anything that will help our residents purchase their own homes. Any affordable housing options.	Anything that is being created to cater to our visitor! No more retail space, no more condos, no more hotels. The only construction and development that should be allowed is those that will benefit the residents. We have always catered to our visitors and it is time we put our residents first. It's about time that we put OUR people first. We should be spending our money and resources on our infrastructure. We need affordable homes, we need better roads and highways, we need our hospital. We are far beyond our carrying capacity and we should not be trying to attract more visitors when we can not accommodate the numbers we currently are serving.
Expansion	BEST OPTION!!!!	
Expansion	Building Lahaina town north and south makes sense (would be nice to have a park/open space nearby or in the area. People need easily accessible nature. Public area included in Ka'anapali town north.	Do not like Oluwalu being built up. Really strongly dislike all the luxury agriculture properties being converted to Rural residential. Especially in Launiupoko and Kapalua. Agricultural land should be preserved to make us more sustainable. Rules should be strengthened, rather than speculative buyers rewarded.
Expansion	Do not like this alternative.	The urban center/corridor designation doesn't seem to apply to the resort and low density West Maui area, except maybe within Lahaina town area. Kaanapali certainly should not be targeted for this intensity of development. We do not need another Waikiki.
Expansion	Enables future growth with a plan as West Maui matures	May be too disruptive to existing environment May create sprawl without critical mass
Expansion	Honokawai being residential. Urban center above Ka'anapali.	Rural Residential designation give to land that was developed as Agriculture land (this land was opened for development with the intention of small family farms to help Maui be sustainable, if they built gentelman estates instead that is their problem, you don't want to farm sell it or contact with someone who does).
Expansion	I believe Kaanapali and the golf course area are good places to grow and develop.	If we were to expand anywhere close to this, we would have to seriously address some issues that come with growth like this, such as transportation and traffic. I know this exercise is about land use, but I need to share some present concerns I have. First, with the employment centers (and residential pockets) along Kiawe Street, we will need to prohibit left turns coming out of these employment centers (Walgreens, Foodlands Farms, and Emerald Plaza). Cameras and light up crosswalks can also keep the community safer. It's already a very unsafe street, and it will only get worse as more is developed. Also, we really need to address the wastewater plant in Honokawai. Hawaiian Homelands is located right next door. If we do not address/ control the horrible odor coming from the wastewater plant, this may be another example of systemic racism. Why should Hawaiian Homes, or the rest of Kaanapali for that matter have to endure that?

Alternative	What do you LIKE about this alternative?	What do you DISLIKE about this alternative?
Expansion	I do not like anything - the recommendation to the Maui Island Plan should be that these growth areas are too large.	I dislike that this builds everything out to the extreme borders of the growth areas. I dislike that Olowalu has exanded rural residential and residential and would have small town centers. I dislike that Kā'anapali has a new resort, urban centers, and expands so far mauka. I dislike that Lahaina Town has sprawled. I dislike that Makila is no longer Agriculture. I dislike that Launiupoko is no longer Agriculture. I dislike that the Industrial area is too close to homes. I dislike that there are no designations to show the connectivity of all of the build out. I dislike that there is residential and neighborhood center in a random agricultural area. I dislike the rural residential in Honolua. I dislike this whole alternative.
Expansion	I like this because I am hoping for more options for families who live here and need places to live. I think that there is room for more development in West Maui but no more resorts, short-term rental places, new communities that will just be purchased by mainlanders etc. The new communities should have a caveat that you must live on the island full-time.	Please make sure that the treatment plant is upgraded and not dumping sewage in the ocean (injection wells) before you increase the load on it. Also, we need a hospital over here. What happened to that plan?
Expansion	Interesting idea regarding the creation of a real Kaanapali town.	Hate that it would seem to permanently alter the character of places like Kaanapali and Launiupoko and Oluwalu
Expansion	Keep Launiupoko zoned for agriculture	Keep Launiupoko zoned for agriculture
Expansion	Looks reasonable.	
Expansion	need to retain rural character of existing rural areas. Do not allow further development in these areas, keep development surrounding existing areas of high density population. no further development is possible for much of `w Maui anyway until the existing roads are vastly expanded , then in and out road is already very congested and the tunnel presents a real obstacle of much further development in W Maui. Plus the water, sewage and waste disposal issues.	
Expansion	Nothing	Everything
Expansion	Nothing	Too much development. I am opposed to rezoning agricultural land into rural
Expansion	Nothing	Everything
Expansion	NOTHING!	Too many people crowded into a small area. The community will not exist anymore. No plan for supporting needed updates to water, electricity, sewer and emergency services.
Expansion	Nothing, it condenses development in Launiupoko.	I want my ag land to stay ag land
Expansion	Nothing.	Far too much development. It will end any change of agriculture recovering on the west side and continue to erode our community, replacing it with millionaires who are here a few weeks and year and stvr's. Leave Lahaina to the Pali is Ag, no development of Olowalu, Makila, Ku'ia etc.
Expansion	Nothing. This will lead to urban sprawl and is the developer's dream. Community planning and building should proceed from the needs of the community, not through promoting developer owned parcels on remote isolated pockets with no underlying infrastructure.	Everything. See above.
Expansion	Other than Makila and Olauwalu pieces, housing is near the jobs.	Adding NEW unwanted urban centers in Olawalu and Makila. Too much building, infrastructure does not support this level of growth. Kai Hele Kui does not have capacity to add this much new housing. Already a problem at certain times at that light. Other infrastructure issues as well such as sewer and water which already is a problem in Launiopoko.
Expansion	Provides the largest opportunity to expand housing at multiple affordability levels.	Most disruptive. Without adequate infrastructure upgrades (roads and sewer most notably), this option would degrade the quality of life for most of the area. Any proposals for higher density development in areas that are NOT served (or planned to be served) by a waste water (sewer) system are probably unacceptable from an environmental standpoint. Modern septic systems are "good", but in the porous soils in our area, too high a concentration may pose too high a risk for further damage to our already strained off-shore ecosystems. In my neighborhood (Makila), there is widespread and extreme distaste for any conversion of the Ag area into anything more sense (e.g., rural). I support limited expansion as outline in the later option.
Expansion	Stream gulch buffering with open space	Too much development given lack of supporting infrastructure.
Expansion	The best option by far. Shows foresight and the reality of what is needed for Maui and the West side.	

Alternative	What do you LIKE about this alternative?	What do you DISLIKE about this alternative?
Expansion	The Kaanapali growth areas are shown as Small Town Center and Urban Center versus Ag. This more appropriately reflects what can actually be developed there. Plantation Estates, Honolua Ridge, Launiupoko and Malika are identified as Rural Residential. Plantation Estates and Honolua Ridge are completed developments and no further subdivision is permitted. Covenants and restrictions need to be enforceable to preserve the Rural Residential nature of these developments.	The Kapalua Mauka development is not shown as planned growth. Over the next 20 years Kapalua is going to need to grow and this project has already received County approval. There seems to be too much Ag and not enough workforce housing. More affordable housing would relieve the pressure on Honoapiilani highway and the Pali. The vast majority of the Ag zoned lands will never be farmed because there's not enough water, not enough affordable workers and the land is too expensive to be economically feasible.
Expansion	The plan allows for growth on West Maui similar to the Island Plan.	
Expansion	There is NOTHING I like about this plan	The designated agricultural land SHOULD NOT be converted to any other designation. IT IS IMPORTANT to preserve the land as is! Currently the agricultural areas are already struggling with having enough water for their crops and expanding growth in these areas would put hardships against maintaining agricultural properties. There also aren't enough roads and emergency routes in the agricultural areas to support a higher volume of people because when these areas were designated, they only built the infrastructure for Rural residences and NOT high volume residential. NONE of this proposed growth has enough infrastructure to support it in the areas identified. STOP letting the developers line their pockets while everyone in the community suffers when there is little infrastructure to support their development!!!
Expansion	There is nothing I like in this alternative.	It doesn't follow the the Maui Island Plan Land Use Planning Principle of keeping "urban-urban" and "country-country". It allows development far from areas already developed. Infrastructure does not exist in these areas. It creates dense of development surrounded by agricultural lands and as such is against state rules.
Expansion	There should be a color for affordable housing. If the pink is affordable housing for workers in Kaanapali Great. If not there is too much of everything.	Too much Red. We need green for agriculture ala coffee farms and affordable housing. Where is Kaanapali 2020 designations? Should be more specific. Community plans should be able to be implemented as zoning by tax map key parcels. Just as detailed as zoning maps if not more so.
Expansion	This alternative applies Rural Residential designation to areas currently designated agricultural but that are not and cannot be characterized as agricultural due to economic factors and water shortages that prevent the pursuit of farming, areas such as Plantation Estates, Launiupoko, and Makila. It is not practical to force anyone to farm if it is not economically viable and people who do not farm must realize this fact and accept it. Rural Residential should be applied as indicated in this alternative.	The small town and urban center designations above Kaanapali should be required to provide a mix of market rate and affordable housing in order to make it possible for workers to live and work on the West Side. If affordable housing is planned for the residential areas around Lahaina then this restriction could be eased in Kaanapali.
Expansion	We live at Plantation Estates and support the Rural Residential proposed. It is the most appropriate given our topography and cost of water. Required Agriculture in the #1 Alternative is a near impossibility for us.	We dislike the maximum land available suggestion for development in West Maui.
Expansion	We need to address the severe lack of housing in West Maui. This alternative would allow us to do that. My concern is that even if we designate these areas for growth, that may not occur if the landowner is not proactive. Kaanapali is a perfect example. Their Kaanapali 2020 plan has been approved for quite some time and nothing has happened.	
Expansion		This map looks hideous. Having MORE urban centers and "small town centers" is ridiculous in those areas because it is clearly designed for both tourists and wealthy transplants who don't assimilate. They don't need custom designed "urban centers" for themselves. Those areas won't serve long term locals or 'ohana that have been here for generations. Please scrap this map. It's downright insulting.
Expansion		Everything. You can not have growth like that without the infrastructure to support. West Maui is fine the way it is.
Expansion		Creates Hopscotch Sprawl - A central principle of land use planning is to continue developing areas where existing development is already located; where infrastructure already exists or is available nearby. Several parts of this plan do not do that. Instead, it creates islands of dense sprawl in places without appropriate infrastructure (sewer, for example). This is especially true for Olowalu Town and Makila.
Expansion		Antithesis of alternative 1

Alternative	What do you LIKE about this alternative?	What do you DISLIKE about this alternative?
Expansion		Lahainaluna area of Kelaweia Mauka III Subdivision which consist of 7 major streets of residences, 4 schools (Princess Nahi'ena'ena Elementary school, Lahaina Headstart Preschool, Lahaina Intermediate school & Lahainaluna High school are all limited to one exit through Lahainaluna Road. There is a need for an alternate exit out of this subdivision in case of an emergency or any situation that needs addressing to..to exit this Lahainaluna area.For example, with our fire evacuation a few months ago, out of this neighborhood, there was no other way to leave except Lahainaluna Road. Something needs to be improved for the safety of the people in these residences and for the children in these schools.
Expansion		Far too much. "If you build it, they will come," and the island can't support that. This problem isn't just happening on Maui. It is happening on the mainland too, and elsewhere in the world. Other communities are choosing to limit growth in order to preserve their resources; we should too.
Expansion		Auwe! Too much development mauka and north of Wahikuli subdivision. There should be a large park that is comparable in size to Keopuolani Park (in Central Maui) in the surrounding area, mauka and north of Wahikuli subdivision. A large park nearby Wahikuli subdivision is long overdue! All of these developments will box in Wahikuli subdivision and further increase the traffic and noise level.
Expansion		Good growth for local families. Creates opportunities for growth to happen.
Expansion		i don't want more development in makila, launuipoko, olowalu, or kaanapali
Expansion		Insufficient roads to support additional population. Why do you want to make Maui look and feel like Oahu? Less populated is much nicer place to live.
Expansion		I do not like how much growth there is.
Expansion		Too much development.

Centers		Needs to designate developed areas like Plantation Estates, which are clearly rural as Rural Residential
Centers	Provides some development alternatives around Kaanapali but this must accommodate affordable housing for workers on the West Side. Build out of the areas indicated in Kaanapali should not be completed unless the Bypass is extended to bypass these areas. Otherwise, the current traffic congestion will be extended to Honokowai.	Agriculturally zoned areas including Plantation Estates, Launiupoko, Olowalu, and Makila are incorrectly designated Agricultural. This needs to be changed to Rural Residential to reflect the actual land use
Centers	Ag and south of Lahaina is left as Ag.	Too much development around Kaanapali and Kapalua. We don't have and can't have the infrastructure to support this. Too much rezoning to rural residential from Ag. Leave our Ag zones alone.
Centers	Amount of development in Lahaina and Oluwalu (would like to see parks included in developments). The layout of Ka'anapali town north (would prefer it in Ka'anapali town). Most Agriculture land is kept as agriculture land.	Say no to Ka'anapali south. Need more official public parks and open space. I see what you are doing with Kapalua being Rural Residential and I do not like it. Kapalua should be Agriculture land. For one that is what it was sold as, two RAIN lots of rain for growing fruit trees and tropical plants.
Centers	Development around existing development with infrastructure.	I question the need for a small town center above Ka'anapali.
Centers	Expanding for homes near Kahana and Lahaina North BUT only for residents and affordable.	The Kaanapali plan would be disastrous. Maui hasn't been able fix the sewage problem yet. This would create massive traffic congestion and massive pollution above Maui's top tourist area. We do NOT need any more hotels and no more luxury homes to be built. We already cannot enjoy the beaches or parks because they are overrun by visitors.
Centers	Focuses on existing core Likely reduces chances of NIMBY blocking of any growth	Creates "islands" of growth
Centers	Follows Key Land Use Planning Principle - A key principle of good land use planning is to continue developing areas where existing development is already located; where infrastructure already exists or is available nearby. This plan mostly follows that principle by placing new development adjacent to existing similar land use.	

Alternative	What do you LIKE about this alternative?	What do you DISLIKE about this alternative?
Centers	Hopefully the residential shown is affordable employee housing in Kaanapali 2020. Mauka Makai open space corridor (should be expanded throughout) (Kaanapali) Maintaining park open space designation for golf course parcels.	Not enough landscaping park and open space throughout the plan. There should be an 250 foot open space setback line along the entire length of the current and future bypass highways to preserve makai oceanviews and mauka mountain views in perpetuity. Kaanapali South should be set back from Honoapiilani Highway with a landscaping open space buffer. This is the entry experience to Kaanapali Beach Resort, should be carefully landscaped. We do not need more development for developments sake. Meet worker housing needs first.
Centers	I like both features 1 and 2	
Centers	I like that Makila remains in Ag. I like that Olowalu remains in Ag. I like the use of the old Pioneer Mill footprint being used for in-fill but in this alternative, it should be residential and not urban corridor.	I dislike the Kā'anapali Town expansion and urban center. I dislike the new resort in Kā'anapali South. I dislike the residential expansion of Lahaina Town North because it is on crown/ceded lands.
Centers	I like that there is an increase in the Park/Open Space. Will there be bathrooms parking and showers	It still looks like you are trying to change agriculture zoning to rural growth. Where is the planning for roads, water, sewage, schools, police, fire?
Centers	I like the growth. I like the expansion areas	there is no use of the MIP growth areas in Olowalu. No rural village areas. No small towns
Centers	I like the Small Town Center designation in general.	I do not like the Urban Center vision for the north side of Kaanapali. I would prefer that this area be designated Small Town Center and that the mauka side of Kaanapali be Residential adjacent to existing residential areas and rural residential or open space up slope. When completed, the Lahaina bypass should mostly pass through rural/open space areas to minimize noise and traffic impacts in the area.
Centers	I would rather see growth north of Lahaina than in Lahaina or south of Lahaina	More development than I would like to see
Centers	In enables some limited growth but does not address the full remit of the vision.	This alternative maintains too much land in the Agricultural designation. Areas such as Plantation Estates and Launiupoko should be designated as Rural Residential reflecting actual use and economic reality. Rural Residential still enables farming for those who want to pursue it, but does not force property owners to do something economically unviable and does not commit County resources to undue burdens in monitoring farming activities. Also this alternative is not consistent with the Maui Island Plan which was adopted after substantial consideration of these important subjects.
Centers	Ka'anapali and Ka'anapali town north (as long as they are built as housing/ town for the residents, i.e. workforce), could help with congestion and housing crisis. Like the urban center component of Ka'anapali north, as well as the town center. I like Oluwalu, Launiupoko, and Kapalua staying agriculture.	Need more public parks/ open space up Lahainaluna and in all new developments Ka'anapali South should be open space/ public park (not developed). Perfer more developed in Lahaina town South, less in Lahainatown north. Please protect the community nature of the Wahikuli beaches (post office, one way, Honakao'o) by building less above them.
Centers	Kaanapali is a center and should share in some of the development- especially affordable housing and mixed-use. Front Street would also be an important area to provide affordable housing.	
Centers	Keep Launiupoko zoned for agriculture	Keep Launiupoko zoned for agriculture
Centers	Least amount of development where I live.	Isufficient infrastructure to support additional population.
Centers	Less development from the Pali to Lahaina.	Far too much development around Kaanapali. Too much non residential development, the only thing that should be built from now on in West Maui is affordable homes. No more hotels and mansions. Still need to shrink the boundries around Makila.
Centers	Maintain the character of the rural and agricultural areas. Let's not touch them!!	More sprawl, more people = more traffic and pollution
Centers	No rezoning around Launiupoko	Still too much development around Kaanapali. We do not and can not have the infrastructure to cope with this.
Centers	Nothing	Everything
Centers	Nothing	Everything
Centers	Open space/parks	
Centers	Overall, I like this option, and it makes sense conceptually. BUT, it still needs to be contingent on the expansion of transportation options. We can not significantly increase the traffic on our choke points without causing a lot more time spent in unacceptable traffic. At the very least, tie this option to the completion of the Lahaina Bypass north. Also consider funding better worker bus/shuttle services to consolidate trips through the area.	Not sure if it provides sufficient housing growth opportunities.

Alternative	What do you LIKE about this alternative?	What do you DISLIKE about this alternative?
Centers	Possibly some of the infill around Ka'anapali area.	<p>All of the new development south of Lahaina near Launiupoko and Makila. There are many problems with developing in these areas.</p> <ol style="list-style-type: none"> 1. Lack of water resources. 2. Loss of open space and vista. Beauty of the aina. 3. Loss of prime ag land. 4. No existing infrastructure- sewage treatment, schools, stores. Everyone will have to drive to get anywhere and this will cause the already bad traffic to become worse.
Centers	Reasonable growth hopefully with better opportunities for a diversified economy for our kids	<p>Certain neighborhoods continue to be agriculture with its nobody wins, conscriptive regulatory structure. Those should be changed to rural, which continues to allow farming but not mandate what often is unprofitable farming it for, for example, retired or aging people. There is so much unused Ag land now that the justification that once might have existed for residential agriculture areas is now entirely gone, and continuation of that is a lose/lose proposition.</p> <p>In fact, there is so much Ag land now and in this proposed map that, when considered with its current regulatory regime, it is now clearly one of the causes of what has become a truly dangerous annual fire season</p> <p>I say this actually wanting reasonably restrained, well managed growth that diversifies our economy for our kids while preserving our environment, community spaces, a country feeling, and a sense of place and culture. But there has to be a better way of dealing with all this Ag land than merely perpetuating old outdated concepts and ideas, particularly when we are restoring water flow and suffering from long term diminished rainfall. That thinking only creates conflict in residential areas and now fire hazards in others. If the government doesn't actually start heavily subsidizing agriculture on a sustained basis so that agriculture becomes profitable in the sense that it's something we want our kids to pursue as a career, there seems no way this thinking in this map makes sense.</p>
Centers	<p>Residential growth.</p> <p>Not 50% affordable, not 60%. 100% workforce and affordable housing only.</p> <p>No more catering to the part time resident that uses our land as an investment while our people have to move away or live with multiple families in one dwelling.</p> <p>Hawaii is not for sale!</p> <p>We will not be sold to the highest bidder!</p>	<p>Absolutely no more hotels, resorts, condos and market price housing. In addition no new construction dedicated to our visitors including retail, commercial and million dollar homes.</p> <p>The only construction and development that should be allowed is those that will benefit the residents. We have always catered to our visitors and it is time we put our residents first. It's about time that we put OUR people first. We should be spending our money and resources on our infrastructure. We need affordable homes, we need better roads and highways, we need our hospital. We are far beyond our carrying capacity and we should not be trying to attract more visitors when we cannot accommodate the numbers we currently are serving.</p> <p>It's all common sense.</p>
Centers	<p>SEEMS LIKE A GOOD ALTERNATIVE TO PROVIDE MUCH NEEDED AFFORDABLE HOUSING ESPECIALLY TO THOSE IN THE TOURIST INDUSTRY WHO NEED TO LIVE NEAR WHERE THEY WORK AND NOT HAVE TO TRAVEL IN AND OUT FROM KIHEI OR FURTHER AFIELD.</p> <p>Good ideal to infill unused areas in Lahaina fo affordable housing. Keep thee developers out of the rural areas.</p>	
Centers	Some infill will help with people commuting from the other side for their jobs but it doesn't address increased tourism which is more of the issue.	I dislike EVERYTHING! The planned growth areas are not supportable with current infrastructure (old water piping system and 1 two lane road in and out of West Maui) and the volume of tourism will continue to increase causing more pressure on the current old infrastructure. STOP these big growth plans! Maui isn't Waikiki and we need to maintain the park like/resort atmosphere that everyone loves about where we live. Go through the budget and make hard decisions about where the money is being spent and focus it in the right places to prepare for modest to little growth going forward to maintain the Aloha!
Centers	Some new amenities in Kaanapali north are desirable (recreation, bike path, etc), without greater traffic impact and water treatment capabilities	Wastewater affecting the sea life and coral would increase and traffic impacts would be greater.

Alternative	What do you LIKE about this alternative?	What do you DISLIKE about this alternative?
Centers	This is the best alternative that has been presented. It focuses on fill in around existing population centers and allows for easier provision of services and needs of residents while generally keeping most of the surrounding land in its current state.	Still needs to address the major traffic flow problems from the center of Maui to the West side. There needs to be a solution to the current State Highway and the traffic demands of this single roadway to service West Maui. Traffic delays of many hours happen frequently and shoreline erosion will continue to make matters worse!
Centers	This should be done to utilize areas already available and for people who need access to transit.	There should also be some new neighborhoods for people who live here full time. There is plenty of space. Kauai seems to have more new development neighborhoods. They should not be allowed to be used for short-term rentals however.
Centers	To accommodate fair share of future growth and reduce impacts of climate change on development and infrastructure may need to increase densities and locate infrastructure outside areas subject to sea level rise etc.	Need to limit low densities and sprawl. Concentrate development. Limit growth in Kaanapali area.
Centers	Uses existing urban land and doesn't change ag land in Launiupoko.	Need to make sure plans for ensuring the infrastructure in urban areas be able to support.
Centers	We need more growth and services that is geared to residents not tourists. Make our communities centered on the needs of families and the people that love and work and go to school here. Satellite town clusters are only attractive to residents and visitors when they serve a genuine local community.	We do a disservice to our island and our local residents when growth is allowed to promote off island investment at the expense of the people who live here.
Centers	We support concentrating development to areas near infrastructure and transportation. Traffic is one of our biggest problems on West Maui.	We strongly dislike Plantation Estates as Agriculture. We would support Rural Residential as more appropriate.
Centers		Similar sentiment as the previous one. No local people need urban or small town centers in Ka'anapali right above whaler's village because they will only be utilized by those people whose life revolves around a golf course.
Centers		Everything
Centers		Too difficult to see alternatives/changes as an Overlay would make easier to identify.
Centers		This makes me think of Honolulu. We'll become the City of Ka'anapali. And that city won't be affordable, at all.
Centers		the NIMBY's and environmentalist will love this. creates nothing but expensive homes and kills the poor
Centers		This will do nothing but make housing prices skyrocket.
Centers		Plantation Estates and Honolua Ridge are not identified as Rural Residential. These are completed developments and no further subdivision is permitted. Covenants and restrictions need to be enforceable to preserve the Rural Residential nature of these developments. Kapalua Mauka is not identified as planned growth. Over the next 20 years Kapalua will need to grow and this plan has already been approved by the County.
Centers		i do not want more development in kaanapali, olowalu, makila, or launiupoko

Dispersed Growth	It provides for modest growth opportunity recognizing the economic reality in front of us (but not enough).	This alternative is not consistent with the Maui Island Plan in that it does not change the designation of areas like Plantation Estates and Launiupoko from Agricultural to Rural Residential consistent with actual current use. Forcing property owners to farm when it is not economically viable (and in the face of known water shortages) is not appropriate. Rural Residential will enable farming without forcing it, and will reduce the burden on County resources dedicated to enforcing farming activity.
Dispersed Growth	I don't like it.	Urban sprawl, especially south of Lahaina in the Makila area. Loss of ag land and open space vistas.
Dispersed Growth	Focus on developing vacant and unused land.	Spreading potential growth and change from ag land to rural residential in Makila/Launiupoko.
Dispersed Growth	The development in Kahana, although it needs to be affordable homes only.	The development of the Makila area. This is absolutely a no go. This is Ag land and must stay as such. No more mansions.
Dispersed Growth	Absolutely nothing.	This amount of growth would destroy the town of Lahaina. Lahaina town is a no way ready or capable of handling that amount of growth. This growth plan would destroy this town, and It's historical value.
Dispersed Growth	Very little.	The zoning in Launiupoko and Olowalu is totally wrong, absolutely no residential there! Stop listening to developers, just because they bought the land doesn't mean we have to let them build on it. Still too much development around Kaanapali.
Dispersed Growth	Allows for opportunistic growth	Does not create critical mass Could lead to unchecked sprawl

Alternative	What do you LIKE about this alternative?	What do you DISLIKE about this alternative?
Dispersed Growth	Seems to have a better balance between development in Kaanapali and Lahaina. Bypass should be extended to North Kaanapali in order to ease congestion that would otherwise certainly occur even with this plan.	Agriculturally designated areas such as Plantation Estates, Launiupoko, Olowalu and Makila should be designated Rural Residential in order to reflect actual land use.
Dispersed Growth	it is similar to the first map	The changes to Olowalu area. Leave Olowalu alone.
Dispersed Growth	It will put the least amount of stress on our infrastructure, utilities and limited local resources.	The lack of medical services in the area.
Dispersed Growth	This is the second best approach if growth is to be in areas other than existing population centers.	We DO NOT support making any changes to the Makila area or changing its existing zoning and land use / density requirements. The area to the north of Punakea Loop above the Lahaina Bypass and to the South of Hokiokio Place MUST stay zoned as it currently is!
Dispersed Growth	Nothing	DO NOT change existing designated Agricultural lands! Do not allow for Makila to be converted to NON Agricultural! DO not expand in Olowalu as that will bring traffic in and out of West Maui to a HALT! DO not expand existing areas along West Maui as the infrastructure does not support doing so. We have limited resources and this proposed growth will put lives in danger due to not having proper roads, water and electricity to support these new areas.
Dispersed Growth	Nothing, apart from the infill aspects of existing urban centres	dreadful alternative, if it possibly destroys the agricultural rural county and its attraction for both residents and tourists. Would need much expensive infrastructure, woads, schools hospitals etc and makes another urban jungle of the whole area.
Dispersed Growth		Agricultural land should not be re-zoned.....we don't need any more development
Dispersed Growth		Creates Hopscotch Sprawl – An important principle of land use planning is to continue developing areas where existing development is already located; where infrastructure already exists or is available nearby. This plan suffers from the same problem as the Expansion Plan. It creates islands of dense sprawl in places without appropriate infrastructure (sewer, for example). These high density islands, notably in Olowalu Town and Makila, are smaller than seen in the Expansion Plan but they are no less dense and still create a map of hopscotch sprawl.
Dispersed Growth	Better than wild expansion. To the extent that growth is seen as a negative by many, this option seems to spread the pain widely, but with somewhat less impact.	This seems the least "planned" of the alternative, but rather a jumble of sub optimal compromises. It would also be criticized for seemingly favoring specific developers. The portion of Makila targeted for expansion in this option is owned by a well know and influential developer, and there is already talk about how just his proposed (high density in a currently ag area) development would be supported while several others proposed nearby would be excluded. Also, the Makila area specifically would need to be served by septic systems (sans public sewer expansion south), which should be deemed unacceptable for any high density development.
Dispersed Growth	Elimination of massive mauka development at Kapalua. Approval of mauka development was a mistake. Preservation of open space park for golf course at Kaanapali. Identification of state government beach reserve at Olowalu (currently being sold as prime oceanfront lots). I like the idea of a residential community in Olowalu for local residents to own a piece of the pie. All plans should show potential bypass highway alignments. Preservation of Pulelehua at the west maui airport site if that is what it is.	Incorrect designations for Kaanapali Royal Condominium and Clubhouse Driving Range Lot. (Kaanapali) Clubhouse lot should not be in red (shopping center). We have enough shopping centers. Whalers Village incorrectly shown as hotel. (If you pass this they will tear it down and build a hotel). Should be designated as shopping center in red. All plans are missing potential bypass highway alignments which address sea level rise. (strategic retreat). Too much contiguous development without open space corridors. Lack of parks. Need setback from bypass highway to preserve fantastic views in perpetuity.
Dispersed Growth		I would like this map, and the other maps, to address sea-level rise through land use. We need to take action regarding stewardship, environmental management, and managed retreat. Could we designate the shorelines for park/open space and then grandfather in the residential housing that exists? Could that prevent McMansions (that may tried to get bailed out in the future when they are falling into the ocean) from popping up along the shoreline?
Dispersed Growth	small growth and use of rural	there should be more planned growth
Dispersed Growth	Keep Launiupoko zoned for agriculture	Keep Launiupoko zoned for agriculture
Dispersed Growth	This is my favorite alternative because it results in fewer negative impacts to West Maui communities/neighborhoods and probably is the most realistic growth scenario for West Maui. Growth in the area is severely constrained by geography. The area does not the capacity for a large a commercial port, airport, or interstate type of highway.	
Dispersed Growth	I like 1, 2, and 3	
Dispersed Growth	To achieve other goals, may be necessary to distribute limited growth throughout area where there is adequate infrastructure that can currently accommodate more growth. However do not emphasize spreading growth throughout area. Focus on infill /compact development.	Do not emphasize spreading growth throughout area.

Alternative	What do you LIKE about this alternative?	What do you DISLIKE about this alternative?
Dispersed Growth	Other than Makila and Olawalu, housing is near the jobs.	Adding NEW unwanted urban centers in Olawalu and Makila. Too much building, infrastructure does not support this level of growth. Kai Hele Kui does not have capacity to add this much new housing. Already a problem at certain times at that light. Other infrastructure issues as well such as sewer and water which already is a problem in Launiopoko. Sprawl is not a good thing for the west side.
Dispersed Growth	This would be a good compromise.	I still think that there is the room and the need for new developments for people who live here full-time.
Dispersed Growth	The infill portion of the proposal is fine. We need housing especially for the local market. Moderate growth of existing urban/rural centers that also provides the needed infrastructure is necessary for healthy communities	Letting growth happen wherever a developer happens to own land is disastrous for our community. If Maui is to retain its character and remain an agricultural island, then this type of unfettered development must not be allowed to happen. Infrastructure is key, and until this component has caught up with the needs of the community then development needs to be restricted.
Dispersed Growth	The footprints for the areas of growth for both Lahaina town south and Lahaina town north are reasonable (as long as they are truly residential housing, i.e. affordable). Same for Ka'anapali area. It is great the Ka'anapali South is left as agriculture land. Like that most of the luxury farmland has been left as agriculture land (now it needs to be enforced)	Reasonably sized parks within walking distance of all new and existing developments. We need Green space within the developed areas too. Makila should not be developed (unless it is affordable housing) Why aren't the beaches marked as public or open space? Oluwalu town (although I appreciate that it is smaller in scale than on the Maui Island Plan).
Dispersed Growth		Plantation Estates does not match Maui Island plan in this alternative. That development is very stable with no new growth and meets the definition of Rural residential very well. The Rural Residential community plan designation is intended to preserve rural character. Rural Residential areas are generally developed with large-lot subdivisions, family farms, and estates. This designation serves as a transition between agricultural areas and more urban development.
Dispersed Growth	This does seem to allow for more park and open space...	..but how much of that open space is really already just golf courses? Golf courses aren't open spaces - they are private, manicured developments that provide recreation for a few, and not many of them residents. No to Olawalu Town. Again, where is the open space/public space designations for the ocean and beaches? The urban growth boundaries are quite large, once again. Scary large. "Too big to sustain" large
Dispersed Growth	Nothing	This is similar to the Expanded Plan, where development is in agricultural lands far from any existing infrastructure both in Makila and Olowalu. Keep "country-country" like the the Maui Island Plan calls for.
Dispersed Growth		Lahaina cannot grow anymore without improving the road to Lahaina. How is the Pali traffic being mitigated?
Dispersed Growth	Less development than the Expansion and Centers plans	I don't want to see any development in agriculturally zoned areas and I don't want to see agricultural lands converted to rural
Dispersed Growth	I like that all areas share the load of the build out. I like that there's no town center in Napili and Kapalua. I like that Kā'anapali Town South mauka of the highway stays in Ag. - It should be recommended that all growth boundaries in Olowalu be changed to Rural even if currently designated as Urban by the MIP. - It should be recommended that all future development and associated infrastructure should be setback from the shoreline to account for sea level rise. - It should be recommended that Lahaina Town North be given to DHHL for future housing of beneficiaries on crown/ceded lands.	I dislike Olowalu being turned into a small town center. I dislike the residential added in Olowalu. I dislike the northern end of Makila turning into rural residential - it should remain in Ag. I dislike the expansion in Kā'anapali Town North - especially the new resort. I dislike the entire build out of residential area in Lahaina Town South mauka of Mill Street - compromise and make it half that. I dislike the residential in Lahaina Town North - that area is crown/ceded lands.
Dispersed Growth	smart growth	rural areas growth is spread outing not concentrated no rural villages
Dispersed Growth	Moderate growth	Need more realistic expansion.

Alternative	What do you LIKE about this alternative?	What do you DISLIKE about this alternative?
Dispersed Growth	That Olowalu Town is identified as a growth area in the next 20 years.	There's too much planned growth that's zoned Ag. Much of it should be Rural Residential. Especially that which is immediately adjacent to Residential zoning. The Kaanapali Town lost its Small Town center and Urban growth corridor. Not enough workforce housing identified. Plantation Estates and Honolua Ridge are not identified as Rural Residential. These are completed developments and no further subdivision is permitted. Covenants and restrictions need to be enforceable to preserve the Rural Residential nature of these developments. Kapalua Mauka is not shown as planned growth even though its been approved by the County. Over the next 20 years, Kapalua needs a plan to grow.
Dispersed Growth		i dislike everything about the alternative. there sould be no further development in west maui! there are already way too many people here and way too many cars on the road!!!! schools are over crowded!!!!
Dispersed Growth		i don't want more development in olowalu, launuiopoko, makila, or kaanapali
Dispersed Growth	Housing and agriculture expansion surrounding Lahaina. Needs to be affordable and near public transportation.	Kaanapali does not need another hotel. No where on the west side do we need more hotels. Keep Kaanapali with limited development. Tourists could probably stay home to see strip malls, houses, and traffic. Why further pollute Maui's top tourist area?
Dispersed Growth	Parks	Rual village in AG and Rual Residential in Ag
Dispersed Growth	Nothing	Everything
Dispersed Growth		<p>Certain neighborhoods continue to be agriculture with its nobody wins, conscriptive regulatory structure. Those should be changed to rural, which continues to allow farming but not mandate what often is unprofitable farming it for, for example, retired or aging people. There is so much unused Ag land now that the justification that once might have existed for residential agriculture areas is now entirely gone, and continuation of that is a lose/lose proposition.</p> <p>In fact, there is so much Ag land now and in this proposed map that, when considered with its current regulatory regime, it is now clearly one of the causes of what has become a truly dangerous annual fire season</p> <p>I say this actually wanting reasonably restrained, well managed growth that diversifies our economy for our kids while preserving our environment, community spaces, a country feeling, and a sense of place and culture. But there has to be a better way of dealing with all this Ag land than merely perpetuating old outdated concepts and ideas, particularly when we are restoring water flow and suffering from long term diminished rainfall. That thinking only creates conflict in residential areas and now fire hazards in others. If the government doesn't actually start heavily subsidizing agriculture on a sustained basis so that agriculture becomes profitable in the sense that it's something we want our kids to pursue as a career, there seems no way this thinking in this map makes sense.</p>
Dispersed Growth	The footprints of the new developments in Lahaina, and Ka'anapali. Yeah! no Ka'anapali south.	<p>Oluwalu town would be okay with this footprint but should be rural residential with a rural Village center. Still do not like Agriculture land in Kapalua being converted to RR.</p> <p>There should be an affordable housing designation and it should be used for ALL new (RR, RES, AG) developements.</p>
Dispersed Growth	We support the growth near existing infrastructure and transportation such as Lahaina and above Kaanapali.	We strongly dislike Plantation Estates as Agriculture. We feel Rural Residential is the ONLY appropriate Zoning.
Dispersed Growth	Minimal growth. More residential growth and minimal urban development. Improved transit and connectivity.	Any proposed growth for tourism.
Dispersed Growth	Maybe the least intrusive of the options. Still worry about the impact on infrastructure and pollution and traffic	this would change character of so much. mostly the agricultural areas
Dispersed Growth	Nothing!	Traffic problems.
Dispersed Growth		No new growth in Olowalu town.
Dispersed Growth		I don't like the development in Olowalu.
Dispersed Growth	Less impact in targeted areas	still too much development without considering negative impacts